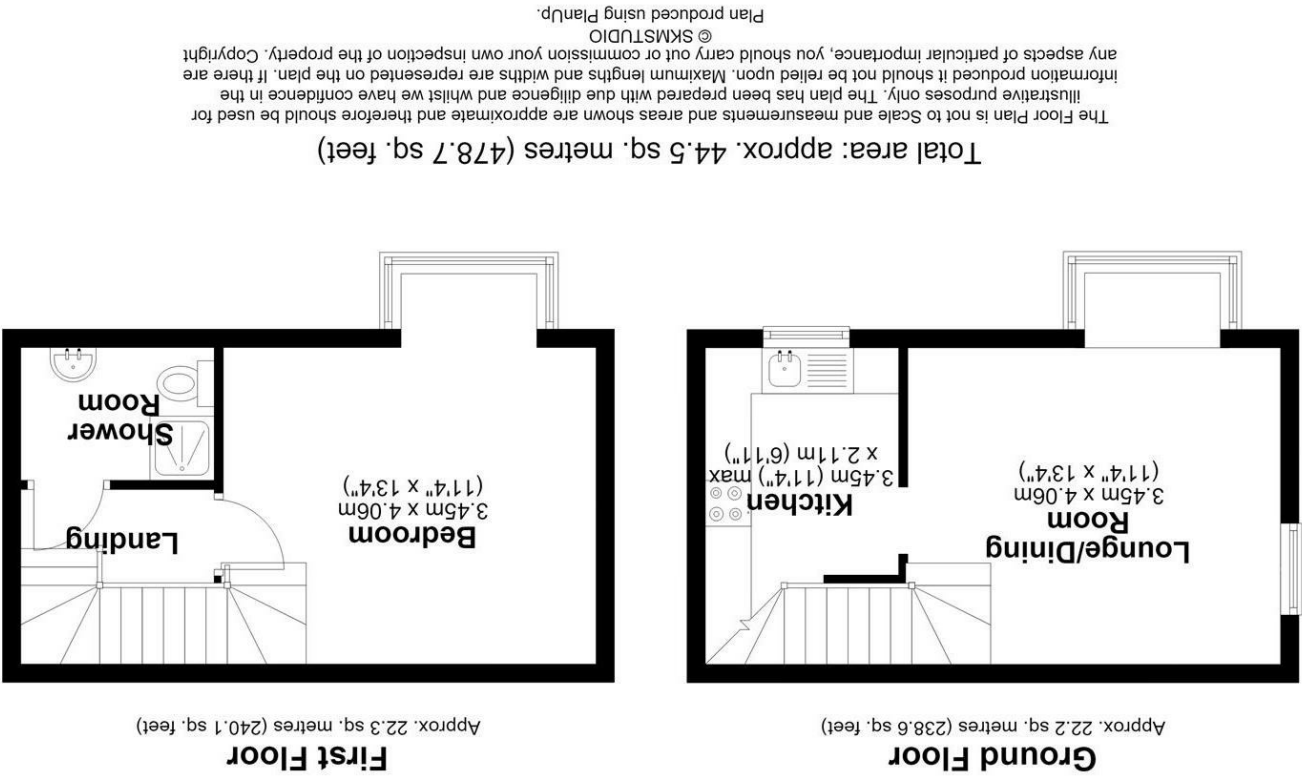


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	71
	Potential	89
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		





A well presented one bedroom cluster house with allocated parking offered for sale chain free and located within a quarter of a mile of the mainline station with the City centre and all its amenities close at hand. The property offers good sized accommodation over two floors with a private garden area and in our opinion would make an ideal first time purchase or investment.

Entrance

Composite front door leading to:-

Living Room

Double glazed bay window to front and further window to side. Stairs to first floor. Radiator. Opening onto the kitchen.

Kitchen

A range of wall and base mounted units with roll top work surfaces. Inset stainless steel sink. Tiled splash backs. Integrated oven and gas hob. Space for fridge/freezer. Plumbing for washing machine. Wall mounted gas boiler. Double glazed window to front.

Landing

Access to loft

Bedroom

Double glazed bay window to front. Radiator.

Shower Room

Shower cubicle. Pedestal wash hand basin. Low level WC. Tiled walls and floor. Double glazed window to front. Heated towel rail. Extractor fan.

Parking

Off street allocated parking space.

Garden

A small private well maintained front garden area.

